



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 08, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

29 January 8, 2013

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SURPLUS REAL PROPERTIES IN THE CITY OF LOS ANGELES  
BELL CREEK - PARCELS 8EX.2, 8EXF.10, AND 8EXF.11  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus property along Bell Creek in the City of Los Angeles.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest along Bell Creek Parcels 8EX.2, 8EXF.10, and 8EXF.11 in the City of Los Angeles is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Bell Creek Parcels 8EX.2, 8EXF.10, and 8EXF.11 from the Los Angeles County Flood Control District to the adjacent property owners for fair market value.
4. Delegate authority to the Chief Engineer, or her designee, to sign the Quitclaim Deeds in connection with the future sale of Bell Creek Parcels 8EX.2, 8EXF.10, and 8EXF.11 and authorize delivery to the adjacent property owners.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Bell Creek Parcels 8EX.2, 8EXF.10, and 8EXF.11 located between Gault Street and Asman Avenue in the City of Los Angeles to the adjacent property owners for fair market value.

The LACFCD acquired fee title to this reach as part of the land needed for the Bell Creek project. Construction of the facility has been completed, and the subject excess parcels lie outside of the required right of way. The total area of the three excess parcels is approximately 1,257 square feet.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The total of \$9,000 will be deposited into the Flood Control District Fund. This amount represents the fair market value for the three parcels.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 8EX.2, 8EXF.10, and 8EXF.11 are located between Gault Street and Asman Avenue along Bell Creek in the City of Los Angeles. The current owners of the adjacent properties have expressed their interest in purchasing the parcels.

Pursuant to Government Code Section 65402, notifications of the proposed sales were submitted to the appropriate agency for its report as to conformance with the adopted General Plan of the agency. Since no answer was received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power ...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district..."

The proposed sale will not hinder the use of Bell Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document will be approved by County Counsel as to form and will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

**CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:hp

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office